Mr Shane Jell
Sub Rosa Architecture Ltd.
52 Pine Avenue
Graveshead
Kent
DA12 1QZ

On behalf of
Mr Benny Hoffman
Fastgrand Ltd
Lower Ground Floor
124 Stamford Hill
London
N16 1QT

Planning Application Reference No. **HGY/2014/3371**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER APPLICATION)

Location: **69 Vartry Road, N15**

Proposal: **Erection of a single storey rear extension**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 27/11/2014 and drawing number: 14-1148-01a.

SEE SCHEDULE OF REASONS ATTACHED

22/01/2015

Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2014/3371

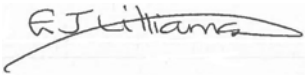
The application shown above has been refused for the following reason:

1. The proposal, by reason of its bulk, massing, siting and proximity with neighbouring properties would result in an overbearing and dominant development that would give rise to an increase sense of enclosure and a loss of outlook to the detriment of the living amenity of adjacent residents. As such, the proposal would be contrary to Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

22/01/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development Lyn Garner